

**77, 2319 56 Street NE**  
**Calgary, Alberta**

**MLS # A2286634**



**\$350,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 481
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautifully FULLY renovated 3-bedroom, 1.5-bathroom townhome with FINISHED BASEMENT in Pineridge, perfect for families and first-time buyers! Thoughtfully updated throughout, this move-in-ready home offers modern finishes, functional space, and low-maintenance living. Step inside to discover new wooden FLOORING and plush new CARPET, creating a fresh and inviting feel. The BATHROOMS have been completely updated with stylish finishes, and the KITCHEN features quartz countertop, white cabinetry and a brand-new cooking RANGE ready for home-cooked meals. A new WASHER and DRYER add everyday convenience. Major upgrades include all WINDOWS replaced in 2025 with a full 10-year warranty, giving you peace of mind for years to come. Enjoy the private backyard designed for easy living with ARTIFICIAL GRASS requiring no maintenance—perfect for kids, pets, or relaxing outdoors. The paved parking pad with back lane access adds extra convenience and functionality. This turnkey home combines comfort, upgrades, and practicality—an excellent opportunity to step into homeownership with confidence! Check out the 3D tour to experience the home from the comfort of your own space!